

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

15 Arwon Court, Lilydale Vic 3140

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,050,000 & \$1,100,000

### Median sale price

Median price \$950,000 Property Type House Suburb Lilydale

Period - From 01/01/2026 to 31/03/2026 Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	17 Crown Point Ridg CHIRNSIDE PARK 3116	\$1,055,000	22/04/2026
2	17 Tournament Rd CHIRNSIDE PARK 3116	\$1,080,000	28/03/2026
3	4 Haricot Way LILYDALE 3140	\$1,050,000	31/01/2026

**OR**

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

22/06/2026 17:14



4   2   2

**Property Type:** House  
**Land Size:** 650 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,050,000 - \$1,100,000  
**Median House Price**  
March quarter 2026: \$950,000

## Comparable Properties



**17 Crown Point Ridg CHIRNSIDE PARK 3116 (REI)**

**Agent Comments**

4   3   2

**Price:** \$1,055,000  
**Method:** Private Sale  
**Date:** 22/04/2026  
**Property Type:** House  
**Land Size:** 864 sqm approx



**17 Tournament Rd CHIRNSIDE PARK 3116 (REI/VG)**

**Agent Comments**

4   2   2

**Price:** \$1,080,000  
**Method:** Private Sale  
**Date:** 28/03/2026  
**Property Type:** House  
**Land Size:** 519 sqm approx



**4 Haricot Way LILYDALE 3140 (REI/VG)**

**Agent Comments**

4   2   2

**Price:** \$1,050,000  
**Method:** Private Sale  
**Date:** 31/01/2026  
**Property Type:** House (Res)  
**Land Size:** 708 sqm approx